

ORD 104

To amend various articles and sections in the City of Shreveport, Louisiana, Unified Development Code, for the purpose of clarifying and updating provisions for uses related to dwelling units within commercial spaces, and to otherwise provide with respect thereto.

FACT SHEET

CITY OF SHREVEPORT, LOUISIANA

TITLE	DATE	ORIGINATING DEPARTMENT
An ordinance to amend various articles and sections in the City of Shreveport, Louisiana, Unified Development Code, for the purpose of clarifying and updating provisions for uses related to dwelling units within commercial spaces, and to otherwise provide with respect thereto.	August 27, 2024	Shreveport Caddo Metropolitan Planning Commission (“MPC”) COUNCIL DISTRICT City-wide SPONSOR

PURPOSE
To amend the code text in the Shreveport Unified Development Code.

BACKGROUND INFORMATION
<ul style="list-style-type: none">• These amendments will eliminate the current definition of <i>Dwelling—Above the Ground Floor</i> and replace it with a more precise and clear land use definition for <i>Dwelling—Mixed-Use</i>.• <i>Dwelling—Above the Ground Floor</i> is an imprecise definition of a use that has caused confusion with developers, decision makers and the public.• The proposed use and definition allow for and recognizes residential units integrated into developments that combine multiple functions, such as commercial, retail, or office spaces along with housing.• New use standards for <i>Dwelling—Mixed-Use</i> aimed to maintain a balance between residential and commercial uses in mixed-use developments, preserve street-level commercial activity, and protect nearby single-family residential areas.• None of the required use standards shall be eligible for a variance request to be considered by the Zoning Board of Appeals.

TIMETABLE	ATTACHMENTS
MPC Introduction: June 5, 2024	Exhibit “A” Summary of Proposed Amendments
MPC Review & Recommendation: July 10, 2023	Exhibit “B” Detailed Amendment Memo
MPC Remand & Recommendation August 6, 2024	Exhibit “C” Amended Table 5-1: Use Matrix
Introduction to City Council: August 27, 2024	Exhibit “D” Dwelling—Mixed-Use Illustrations
Final Passage by City Council: September 10, 2024	Exhibit “E” MPC Staff Report for 24-03-CTAC

SPECIAL PROCEDURAL REQUIREMENTS
<p>MPC Recommendation. Pursuant to La. R.S. 33:140.27 and La. R.S. 33:140.35, as amended, no amendment shall become effective unless it be first submitted to and approved (recommendation) by the MPC. The MPC reviewed these amendments and provided a favorable recommendation on July 10, 2024. Therefore, the City Council may render its decision to approve the amendments by a simple majority vote. See La. R.S. 33:140.27 and 35, as amended, and Shreveport UDC 16.1 (D)(3)(b).</p> <p>Notice and Public Hearing at MPC. In accordance with the intent of La. R.S. 33:140.27 and La. R.S. 33:140.35, as amended, for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting on July 10, 2024, before voting on the proposed amendments. At least ten (10) days’ notice of the time and place of the Public Hearing was published on June 25, 2024, in <i>The Shreveport Times</i> (a newspaper of general circulation in the municipality).</p>

FINANCES	SOURCE OF FUNDS
\$0	NA
ALTERNATIVES	
(1) Adopt the ordinance as submitted, or (2) Amend the ordinance, or (3) Reject the ordinance.	
RECOMMENDATION	
It is recommended that the City Council adopt the ordinance.	

FACT SHEET PREPARED BY:	Adam Bailey, Community Planning and Design Manager
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ORDINANCE NO. _____ OF 2024

AN ORDINANCE TO AMEND VARIOUS ARTICLES AND SECTIONS IN THE CITY OF SHREVEPORT, LOUISIANA, UNIFIED DEVELOPMENT CODE, FOR THE PURPOSE OF CLARIFYING AND UPDATING PROVISIONS FOR USES RELATED TO DWELLING UNITS WITHIN COMMERCIAL SPACES, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

BY COUNCILMEMBER:

WHEREAS, the City desires to make every effort to notify the public and to encourage public participation and input on these proposed *code text amendments* to the Shreveport Unified Development Code; and

WHEREAS, on June 4, 2024, the first draft proposals of these *code text amendments* were submitted to the Shreveport-Caddo Metropolitan Planning Commission (MPC), at its regular public board meeting, for informal review and discussion; and

WHEREAS, on July 10, 2024, these *code text amendments* were submitted to the Shreveport-Caddo MPC, at its regular board meeting, for review and recommendation in accordance with [La. R.S. 33:140.27](#); and

WHEREAS, on August 6, 2024, these *code text amendments* were re-submitted to the Shreveport-Caddo MPC, at its regular board meeting, for re-review and recommendation in accordance with [La. R.S. 33:140.27](#); and

WHEREAS, in accordance with the intent of [La. R.S. 33:140.27](#) for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting, on August 6, 2024, before voting and providing a favorable recommendation, to the City Council, regarding the proposed amendments; and

WHEREAS, in accordance with the intent of [La. R.S. 33:140.35](#), at least ten (10) days' Notice of the time and place of the Public Hearing was published, at the request of the Shreveport-Caddo MPC staff, in *The Shreveport Times* (a newspaper of general circulation in the municipality) and said Notice was published on July 16, 2024; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Shreveport, Louisiana, in a due, legal and regular session convened, that the following amendments to the City of Shreveport, Louisiana, Unified Development Code ("Shreveport UDC") are hereby authorized as follows:

1. Amend TABLE 5-1: USE MATRIX in ARTICLE 5.- USES, SECTION 5.2.- USE MATRIX in the City of Shreveport UDC. All uses within the Use Matrix shall be alphabetized accordingly.

[Note (1): See Exhibit "C" for all revisions to Table 5-1]

2. Delete definition “Dwelling—Above the Ground Floor” in ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS in the Shreveport UDC.

5.3 USE DEFINITIONS

* * * * *

~~**Dwelling—Above the Ground Floor.** Dwelling units located within a single multi-story buildings located above non-residential uses on the ground floor or to the rear non-residential uses on the ground floor. In the case of dwelling units located behind non-residential uses on the ground floor, non-residential uses must front on the primary street frontage.~~

* * * * *

3. Add new definition “Dwelling—Mixed USE” in ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS in the Shreveport UDC.

5.3 USE DEFINITIONS

* * * * *

Dwelling—Mixed Use. Housing units that are part of developments with both residential uses and other types of uses.

* * * * *

4. Add new use standard “Dwelling—Mixed Use” to ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS in the Shreveport UDC. Re-letter all subsequent requirements accordingly.

6.1 USE STANDARDS

* * * * *

Q. Dwelling—Mixed Use

1. **Location of Dwelling Units.** Housing units can be on floors above businesses, behind businesses, or a mix of both.
2. **Street Frontage.** If a building faces the main street, the first 40 feet of space or up to half the building's depth must be used for non-residential businesses on the ground floor. These businesses cannot be things like leasing offices, maintenance areas, or places only for people who live there. A doorway and a common area for residents can be included, but the walkway can't be more than 10 feet wide.
3. **Ground Floor Area.** No more than 70% of the ground floor can be used for residential purposes in any development.
4. **Special Permits.** If a Dwelling-Mixed Use development is less than 200 feet from a single-family zoning district, it needs a Special Use Permit. The distance is measured from the nearest point on the property line of the proposed use to the nearest point of the property line of the single-family zoning district.
5. **Variance from Use Standards.** None of the above standards shall be eligible for a variance request to be considered by the Zoning Board of Appeals.

[Note (2): See Exhibit "D" for all Dwelling-Mixed Use illustrations]

BE IT FURTHER ORDAINED that the Mayor of the City of Shreveport, or his/her designee, and the Executive Director of the Shreveport-Caddo Metropolitan Planning Commission, or his/her designee, shall be and is hereby authorized to do any and all things and to sign any and all documents in a form acceptable to the City Attorney, or his/her designee, necessary to effectuate the purposes set forth herein.

BE IT FURTHER ORDAINED that if any provision or item of this Ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this Ordinance which can be given affect without the invalid provisions, items or applications and to this end the provisions of this Ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances, resolutions or parts thereof in conflict herewith are hereby repealed.

BE IT FURTHER ORDAINED that this Ordinance shall become effective in accordance with the provisions of Shreveport City Charter Section 4.23.

THUS DONE AND ORDAINED by the City Council of the City of Shreveport, Louisiana.

APPROVED AS TO LEGAL FORM:

City Attorney's Office



Office of the MPC

505 Travis Street | Suite 440 | Shreveport, LA | 71101
318-673-6440 | fax 318-673-6112

SHREVEPORT UDC CODE TEXT AMENDMENT SUMMARY: 24-03-CTAC

— “Dwelling—Above Ground Floor” Definitions and Regulations —

The Shreveport Unified Development Code (“Shreveport UDC” or “UDC”) undergoes regular review by MPC staff in an attempt to better ensure sound, stable and desirable development within the City of Shreveport. Periodically, revisions are required. Sometimes those revisions reflect the changing nature of business in the community, and sometimes they are to correct “errors” in the Code.

REQUEST: These four (4) text amendments are intended to address dwelling units above the ground floor, currently identified as *Dwelling-Above Ground Floor*. This use has caused confusion with developers, decision makers and the public. A new use, *Dwelling—Mixed Use*, has been created to replace it, along with all new provisions included herein.

CASE HISTORY: Proposed revisions were created in conjunction with MPC staff, the Zoning Administrator, and the City Attorney’s Office.

These amendments were originally presented before the MPC at the July MPC Public Hearing; however, the Executive Director felt the language presented still needed to be simplified.

**MASTER PLAN
CONSISTENCY:**

Staff certifies that the proposed UDC amendments are consistent with the Shreveport-Caddo 2030 Great Expectations Master Plan:

- Ensuring equitable health and safety outcomes for all
- Ensuring regulatory processes are responsive, efficient, more customer friendly,
- Revising regulations for best practices and enforcement

STAFF ANALYSIS: These amendments:

- The use *Dwelling—Above the Ground Floor* is amended to eliminate an imprecise definition of a use that has caused confusion with developers, decision makers and the public. A new use—*Dwelling—Mixed Use*—has been created to replace it.

RECOMMENDATION: MPC Staff concludes that the recommendation to APPROVE these code text amendments is warranted.

RECOMMENDED UDC CODE TEXT AMENDMENTS.

The City of Shreveport Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development to correct errors in the text or to accommodate changed or changing conditions in a particular area. Periodically, revisions are required to reflect the changing nature of business in our community. These proposed amendments will be intended to be more user-friendly, concerning various housekeeping and corrective changes due to oversight, contradictions, or missing items.

Staff is requesting the Shreveport UDC be amended as follows: ~~strikeout~~ indicates deleted text, underline indicates added text].

1. **Amend TABLE 5-1: USE MATRIX in ARTICLE 5.- USES, SECTION 5.2.- USE MATRIX in the City of Shreveport UDC. All uses within the Use Matrix shall be alphabetized accordingly.**

- Delete row "Dwelling—Above the Ground Floor"
- Add new row "Dwelling—Mixed Use" and permit as a permitted use (P) in the following zoning districts:
 - R-MUV (P)
 - C-1 (P)
 - C-2 (P)
 - C-3 (P)
 - C-4 (P)
 - C-UC (P)
 - C-UV (P)
 - D-1-CBD (P)
 - D-1-E (P)
 - D-1-CMU (P)
 - D-1-RMU (P)
 - D-1-AC (P)
 - D-1-HC (P)
 - I-MU (P)
 - IC (P)

[Note (1): See Exhibit "C" for all revisions to Table 5-1]

2. **Delete definition "Dwelling—Above the Ground Floor" in ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS in the Shreveport UDC.**

5.3 USE DEFINITIONS

* * * * *

~~Dwelling—Above the Ground Floor. Dwelling units located within a single multi-story buildings located above non-residential uses on the ground floor or to the rear non-residential uses on the ground floor. In the case of dwelling units located behind non-residential uses on the ground floor, non-residential uses must front on the primary street frontage.~~

* * * * *

3. **Add new definition "Dwelling—Mixed Use" in ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS in the Shreveport UDC. All subsequent definitions shall be alphabetized accordingly.**

5.3 USE DEFINITIONS

* * * * *

Dwelling—Mixed Use. Housing units that are part of developments with both residential uses and other types of uses.

4. Add new use standard "Dwelling—Mixed Use" to ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS in the Shreveport UDC. Re-letter all subsequent requirements accordingly.

6.1 USE STANDARDS

* * * * *

Q. Dwelling—Mixed Use

1. Location of Dwelling Units. Housing units can be on floors above businesses, behind businesses, or a mix of both.
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3. Ground Floor Area. No more than 70% of the ground floor can be used for residential purposes in any development.
4. Special Permits. If a Dwelling-Mixed Use development is less than 200 feet from a single-family zoning district, it needs a Special Use Permit. The distance is measured from the nearest point on the property line of the proposed use to the nearest point of the property line of the single-family zoning district.
5. Variance from Use Standards. None of the above standards shall be eligible for a variance request to be considered by the Zoning Board of Appeals.

[Note (2): See Exhibit "D" for all Dwelling-Mixed Use illustrations]

TABLE 5-1: USE MATRIX																																					
PRINCIPAL USE	R-A	R-E	R-1-12	R-1-10	R-1-7	R-1-5	R-UC	R-HU	R-TH	R-2	R-3	R-4	R-MUV	R-MHS	R-MHP	C-1	C-2	C-3	C-4	C-UC	C-UV	D-1-CBD	D-1-E	D-1-CMU	D-1-RMU	D-1-AC	D-1-HC	OR	I-MU	I-1	I-2	NA	OS	IC	USE STANDARD		
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Airport																	P	P	P	P	P	P		P	P	A	P	P		P	S	S				P	Sec. 6.1.A
Amusement Facility - Indoor																			P		S								P	P	S						
Amusement Facility - Outdoor																			P		S								P	S							
Animal Care Facility													S			S	P	P	P	P	P	P		P	P	S	P		P	P						Sec. 6.1.B	
Animal Shelter																S	P	P	P	P	S	S	S	S	S	S	S		P	P						Sec. 6.1.B	
Animal Shelter – Operated by Public Authority	P	P														P	P	P	P	P	P	P		S	S	S	S	P	P	P	P					Sec. 6.1.B	
Art Gallery								S					P			P	P	P	P	P	P	P	P	P	P	P	P		P						P		
Arts Studio								S					P			P	P	P	P	P	P	P	P	P	P	P	P		P						P		
Automated Teller Machine - Standalone																P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	Sec. 6.1.C		
Bar																	S	S	S	S	S	P	P	P	S	P	P	P	P	P				S	Sec. 6.1.D		
Bed and Breakfast	P	P	P	P	P			S												P				S		S			P	P	P					Sec. 6.1.E	
Body Modification Establishment													S				P	P	P	P	P		P	P	P	P	P		P								
Brewery																		S	P	S	P					S	P		P	P							
Broadcasting Facility TV/Radio - With Antennae																			P									P	P	P	S				P		
Broadcasting Facility TV/Radio - Without Antennae																	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S				P		
Bus Transfer Station		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	Sec. 6.1.F		
Business Support Services																	P	P	P	P	P	P	S			S	P										
Campground																																			P	Sec. 6.1.G	
Car Wash																		S	P	P		S							P	P						Sec. 6.1.H	
Casino																							S													Sec. 6.1.I	
Cemetery	P	P																																	P		
Commercial Breeder	S	S																																		Sec. 6.1.B	
Commercial Facility For Pop-Up Use																	P	P	P	P	P	P	P	P	P	P	P							P	P	Sec. 6.1.J	
Community Center	P	P	P	P	P	P	P	S	P	P	P	P	P	P	P	P	P	P		P	P				P	P			P					P	P		
Community Garden	P	P	P	P	P	P	P	S	P	P	P	P	P	P	P	P	P	P		P	P				P	P	P	P	P	P				P	P	Sec. 6.1.K	
Contractor Office																			S	P							P		P	P	P					Sec. 6.1.II	
Convention Center																																					
Conservation Area	P	P																																P	P		
Country Club	S	S	S	S	S																														P		
Cultural Facility					S	S	S	S	S	S	S	S				P	P	P	P	P	P	P	P	P	P	P	P		P				P	P	P		
Data Center																			P/S	P/S								P/S	P/S	P	P					Sec. 6.1.L	
Day Care Center																	P	P	P	P	P	P	P	P	P	P			P	P				P	Sec. 6.1.M		
Day Care Home	P	P	P	P	P	P	P	P	P	P	P	P		P											P										Sec. 6.1.M		
Detention or Penal Institution																			S	S							S	S	S	S	S						
Distillery																			S	P	S	P				S	P		P	P							
Drive-Through Facility																	A	P	P	A	A			S		S	P	A								Sec. 6.1.N	
Dwelling – Above the Ground Floor													P			P	P	P	P	P	P	P	P	P	P	P	P		P						P		
Dwelling – Accessory Dwelling Unit	A	A	A	A	A	A	A	S	A	A	A																									Sec. 6.1.O	
Dwelling – Age-Restricted Housing								S		P	P	P	P					S		S	P	S	S	P	P	P	P		S					S			
Dwelling – Manufactured Home	P		E	E	E	E				E	E					S	P																			Sec. 6.1.P	
Dwelling – Mixed Use													P			P	P	P	P	P	P	P	P	P	P	P	P		P					P	Sec. 6.1.Q		
Dwelling - Multi-Family								S		P	P	P				P		S	P	P	P	S	P	P	P	P	P		S					S	Sec. 6.1.QR		
Dwelling - Townhouse							P	P	P	P	P	P								P	P			P	P	P									S	Sec. 6.1.QR	
Dwelling - Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P		P	P						P	P														Sec. 6.1.RS		
Dwelling – Single-Family Attached							P	P	P	P	P		P							P	P														Sec. 6.1.RS		
Dwelling - Two-Family							P	P	P	P	P		P							P	P														Sec. 6.1.RS		
Educational Facility - Primary or Secondary	P	P	S	S	S	S	P	S	P	P	P	P		P		P	P	P	P	P	P				P												
Educational Facility – University, College or Vocational																	S	P	P	S	P	P		P	P	P	P	P	P	P	S			P			
Financial Institution																	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P		
Financial Institution with Drive-Through																	P	P	P	P	A	A			A			P	P	A					Sec. 6.1.SI		
Food Truck and Trailer Vendor																	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	Sec. 6.1.TU	
Food Truck Park													S				S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	Sec. 6.1.UV		
Fraternity/Sorority																																				P	
Freight Terminal																														P	P						

TABLE 5-1: USE MATRIX																																					
PRINCIPAL USE	R-A	R-E	R-1-12	R-1-10	R-1-7	R-1-5	R-UC	R-HU	R-TH	R-2	R-3	R-4	R-MUV	R-MHS	R-MHP	C-1	C-2	C-3	C-4	C-UC	C-UV	D-1-CBD	D-1-E	D-1-CMU	D-1-RMU	D-1-AC	D-1-HC	OR	I-MU	I-1	I-2	NA	OS	IC	USESTANDARD		
Furniture, Furnishings and Equipment Sales																			P	P									P	P	S						Sec. 6.1.VW
Gas Station																	S	P	P	S			S				S	S	P	P	P						
Golf Course/Driving Range	S	S	S	S																														P			
Government Office																P				P	P	P	P	P	P	P	P	P	P	P	P			P			
Greenhouse/Nursery - Retail																		A	P										P	P							
Group Home	P	P	P	P	P	P	P	P	P	P	P																									Sec. 6.1.WX	
Halfway House																			S										S							Sec. 6.1.WX	
Healthcare Institution																	P	P	P									P							P		
Heavy Retail, Rental, and Service																			S	P		S					S		S	P	P						
Helipad																						S	S					S		S					S	Sec. 6.1.A	
Heliport																												S		S	S					S	Sec. 6.1.A
Hotel																S	P	P	S	P	S	S	P	P	S	S	S	S	P		S				P		
Industrial - Artisan													S						S	P		S			S		S	P	S	P	P						
Industrial - Heavy																															P	P	P				
Industrial - Light													S																	P	P	P					
Industrial Design																			P	A		P		P		P	P	P	P	P	P						
Industrial Services																		P	P								P	P	P	P	P						
Liquor Delivery Services																		P	P								P	P	P	P	P						
Liquor Sales																		P	P	P	P		P				P		P	P						Sec. 6.1.XY	
Live Entertainment - Ancillary Use																		S	S	S	S	P	P	S		P		P								Sec. 6.1.YZ	
Live Performance Venue																		P	P	S	P	P	P	P	P	P		P						P		Sec. 6.1.YZ	
Lodge/Meeting Hall	S	S	S	S	S	S	S	S	S	S	S	S		S		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				Sec. 6.1.ZAA
Manufactured Home Park															P																						
Marina																				S									S	S			S				
Medical/Dental Office								S					P			P	P	P	P	P	P	P		P	P	P	P	P	P	P				P			
Movie Studio																							S			S			P	P							
Neighborhood Commercial Establishment			S	S	S	S	S	S	S	S	S	S		S									S			S										Sec. 6.1.AABB	
Nightclub																			S	S		S		S	S		S		S							Sec. 6.1.YZ	
Office								S					P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P			
Outdoor Dining																	S	P	P	P	P	P	P	P	P	P	P	P	S	S						Sec. 6.1.BBCC	
Overnight Truck Parking (Principal Use)																	S	P	P	P	P	P	P	P	P	P	P	S	S							Sec. 6.1.CCDD	
Parking Lot (Principal Use)																		S	P	P	S	P		S			S	P	S	P			P	P		Sec. 6.1.DDEE	
Parking Structure (Principal Use)																		S	P	P	S	P	P	P	P	P	P	P	P	P	P		P	P		Sec. 6.1.DDEE	
Pay Day/Title Loan Agency																		S	S	S	S		S		S			S		S						Sec. 6.1.EEFF	
Passenger Terminal																				P				S			S	P	P	S							
Personal Service Establishment													P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P			
Place of Worship	P	P	P	P	P	P	P	S	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P		P					P			
Public Park	P	P	P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P	P	S		S	P	P		P					P	P			
Public Safety Facility	S	S	S	S	S	S	S	S	S	S	S	S		S		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P			
Public Works Facility																											S	P	P	P	P				P		
Reception Facility													S					S	P	P	S	P		S	S		S	P		P						Sec. 6.1.FFGG	
Recreational Vehicle Park													S							S				S		S	P							S		Sec. 6.1.G	
Research and Development																				P			S		S			P	P	P	P	P			P		
Residential Care Facility										P	P	P						P	P		P				S										P	Sec. 6.1.GGHH	
Restaurant																		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	Sec. 6.1.HHHI	
Retail Goods Establishment																		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P		
Retail Sales of Alcohol – Beer/Wine																		P	P	P	P	P	S	S	S	S	S	S	S	P	P	P				Sec. 6.1.IJJJ	
Salvage Yard																																	P				Sec. 6.1.JKKK
Self-Service Ice Vending Unit	S																	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	Sec. 6.1.KKLL		
Self-Storage Facility: Climate-Controlled																		S	P	P	S			S	S		P	P	P	P				P	Sec. 6.1.LMMM		
Self-Storage Facility: Outdoor																			S	P							P	P	P	P	S					Sec. 6.1.LMMM	
Sexually Oriented Business																			S				S													Sec. 6.1.MMNN	
Shelter Housing											S	S	P					S	S	S	P				S			S						P	Sec. 6.1.WX		
Short-Term Rental Property	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E		P/E		P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E						Sec. 6.1.NNOO		
Single Room Occupancy										P	P	P							S					S	S		S		S							Sec. 6.1.QR	
Social Service Center																		S	S	S	P	S	S		S	S		S						P	Sec. 6.1.WX		
Solar Farm																																			P	Sec. 6.1.OOPP	
Soup Kitchen																		P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		
Soup Kitchen, Accessory	P	P	P	P	P	P	P	S	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P		P						P		

[illegible]

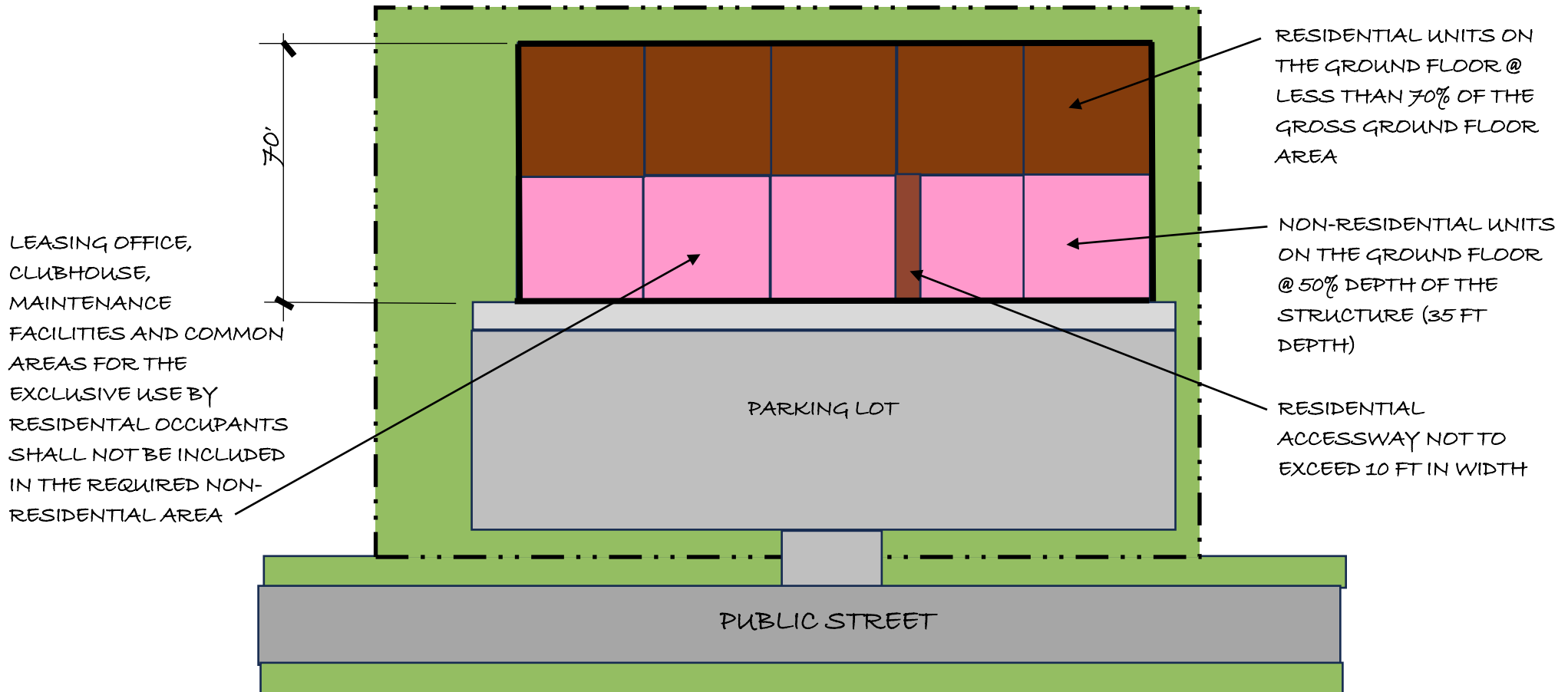
— ** All Vehicle Dealership – with Outdoor Storage/Display uses shall only operate in allowable zoning districts as indicated on this table. Any Vehicle Dealership – with Outdoor Storage/Display use located within 200' of a residentially zoned district shall require a special use permit.*

—P/E - Depending on the Short-Term Rental Permit—whether ‘Type A,’ ‘Type B-1’ or ‘Type B-2,’ a short short-term rental property will either be a permitted use by-right (P) or will require a Special Exception Use (E)

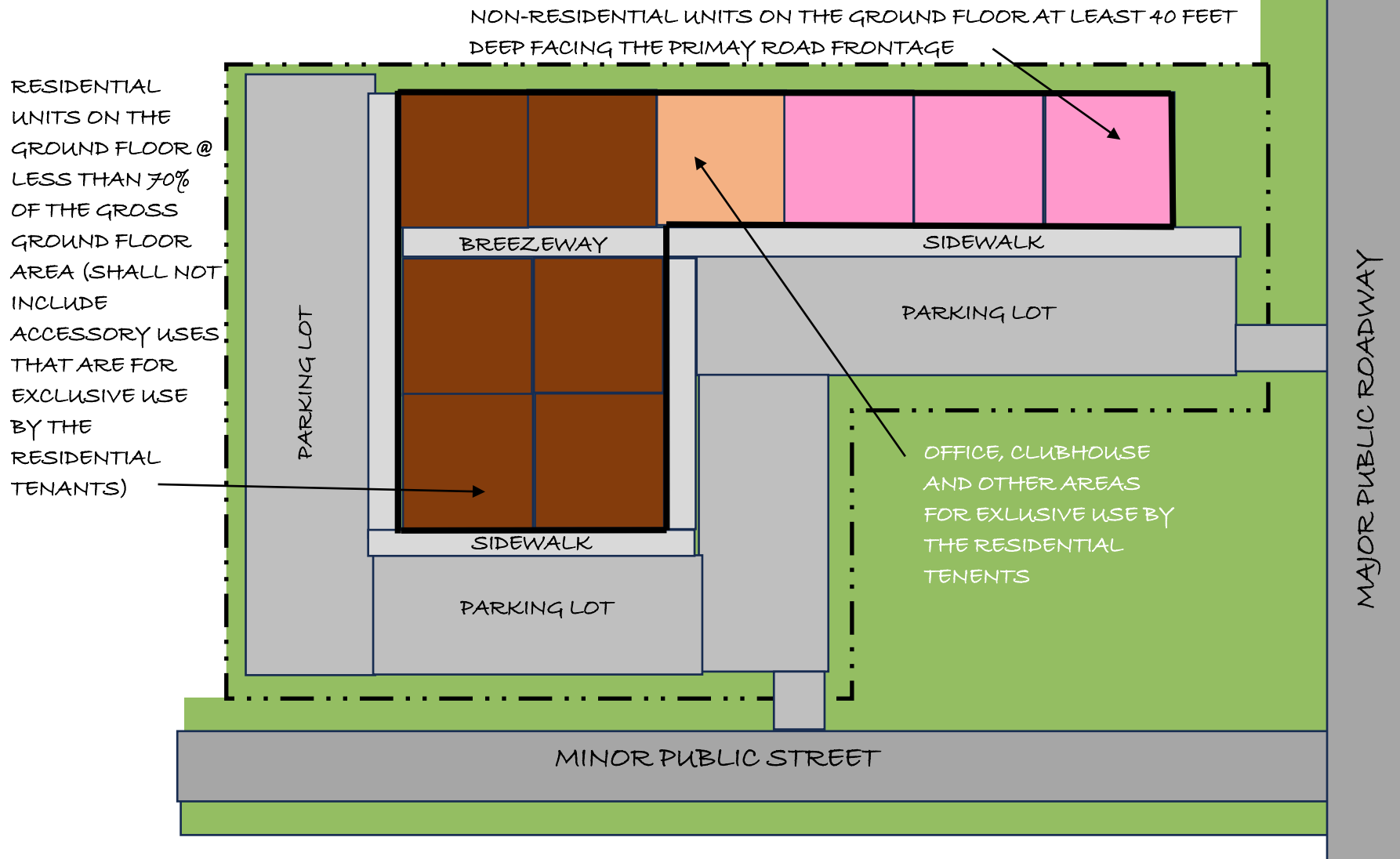
—P/S - Depending on the overall gross square footage—a data center will either be a permitted use (P) or will require a special use permit (S) depending on the overall gross square footage and/or distance to a residentially zoned district.

[illegible]

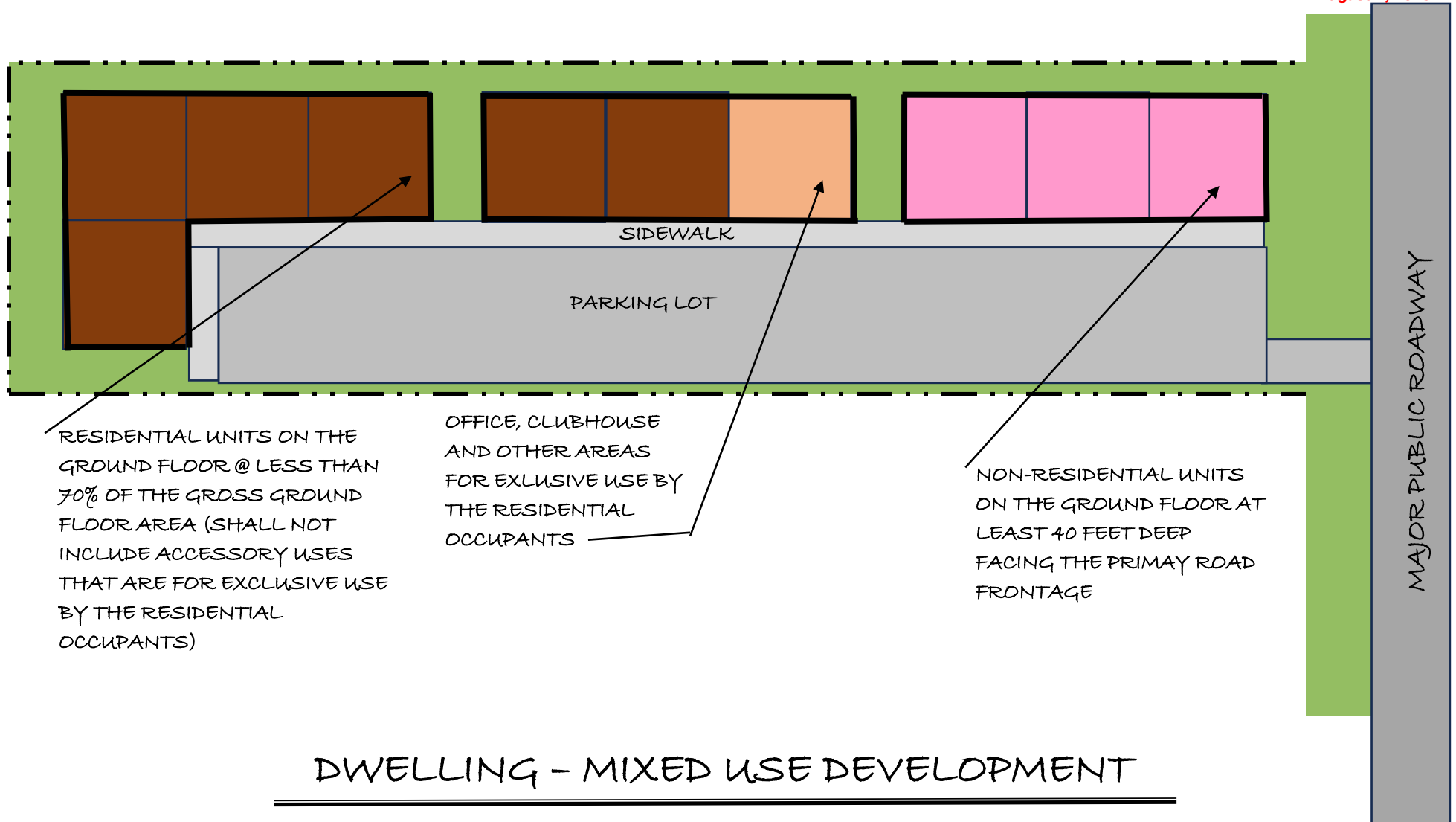
—** Even though Batch Plant/Rock Crushing Facility (Temporary) and Borrow Pit are permitted uses (P) by-right, these uses require MPC Board approval at a public hearing.



DWELLING - MIXED USE DEVELOPMENT



DWELLING - MIXED USE DEVELOPMENT



STAFF REPORT – CITY OF SHREVEPORT

AUGUST 7, 2024

AGENDA ITEM NUMBER: XX
MPC Staff Member: Adam Bailey
City Council District: All Districts
Parish Commission District: All Districts

CASE NUMBER: 24-03-CTAC REMAND: City of Shreveport Code-Text Amendments
APPLICANT: METROPOLITAN PLANNING COMMISSION
REQUEST: Code Text (Ordinance) Amendments to the Shreveport UDC

SUMMARY: These proposed code text amendments address specific dwelling uses in the Shreveport UDC and will affect the following articles: *Article 5. – Uses; and Article 6. – Use Standards*; with all provisions included therein. More specifically—the use *Dwelling—Above the Ground Floor* is deleted to eliminate an imprecise definition of a use that has caused confusion with developers, decision makers and the public. It will be replaced with *Dwelling—Mixed-Use*, with all provisions included therein.

MASTER PLAN CONSISTENCY: These changes are consistent with the following provisions of the Shreveport-Caddo 2030 Great Expectations Master Plan:

- Ensuring regulatory processes are responsive, and efficient.
- Making the UDC more customer friendly.
- Revising regulations for best practices and enforcement.

NOTIFICATION/ COMMUNITY OUTREACH: Notifications of the MPC public hearing were published pursuant to the following:

- Proposed language was provided to the City Attorney's Office on July 1, 2024, for review and comment. The revised language was resent to the City Attorney's Office on July 29, 2024, for review and comment.
- Notice of the July MPC public hearing was provided through legal advertisement in *The Shreveport Times* on June 21, 2024. Notice of the August MPC public hearing was provided through legal advertisement in *The Shreveport Times* on July 22, 2024. No comments have been received to date. Mailed notifications for applications for a code text amendment are not required.
- Following the MPC public hearing on August 7, the Shreveport City Council will review the proposals at a August 27, 2024, and September 10, 2024, public hearing.

STAFF ANALYSIS: The City of Shreveport Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development. Periodically, revisions are required to correct errors in the text or to accommodate changed or the changing nature of business in our community.

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These amendments address the following:

1. **Table 5:1 Use Matrix** is amended to reflect the deletion of *Dwelling-Above the Ground Floor* and replacing it with *Dwelling—Mixed-Use*.
2. **Deleting the use definition *Dwelling—Above the Ground Floor* and replacing with the new definition *Dwelling—Mixed-Use***

This code text amendment is proposed to eliminate an imprecise definition of a use that has caused confusion with developers, decision makers and the public. Currently, the use *Dwelling-Above the Ground Floor* seems to indicate that the dwelling use is only to be located above non-residential uses. However, the definition also states that the dwelling units may also be located to the rear of the non-residential uses on the ground floor. Since there are also no use standards associated with this use and the definition is imprecise, it is not clear to the developer, decision makers and the public as to how the use is intended to be regulated. These amendments will eliminate the current use definition and replace it with a more precise and clear land use definition. Additionally, these amendments will provide use standards for the use to provide guidance on how the use is intended to be regulated.

PROPOSED UDC CODE TEXT AMENDMENT(S):

Staff is proposing the following amendments to the Shreveport UDC at this time: **See Exhibit “B” for a detailed list of changes with redlines and strikeouts.**

- Amendment 1.** Amend *Table 5-1: Use Matrix* in **Article 5. -Uses**.
- Amendment 2.** Delete definition *Dwelling—Above Ground Floor* in **Article 5. -Uses**. This definition will be replaced with *Dwelling—Mixed Use* (see below).
- Amendment 3.** Add new definition *Dwelling—Mixed Use* in **Article 5. -Uses**.
- Amendment 4.** Add new use standard *Dwelling—Mixed Use* in **Article 6. -Use Standards**.

ATTACHMENTS: See Exhibit “A” for a one-page summary of proposed amendments.
See Exhibit “B” for detailed list of exact proposed changes with redlines and strikeouts.
See Exhibit “C” for proposed *Table 5-1: Use Matrix*.
See Exhibit “D” for proposed *Dwelling—Mixed-Use* illustrations.

APPROVAL STANDARDS: The purpose of Section 16.1.E.1 is to provide a uniform means for amending the text of the UDC whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so. In determining whether to recommend approval or denial of the proposed text amendment, the MPC shall weigh the relevance to which the proposed amendment:

STAFF REPORT – CITY OF SHREVEPORT

- a. **Promotes the public health, safety, and welfare.**
The proposed text amendments promote the public health, safety, and welfare.
- b. **Promotes the Master Plan and any adopted land use policies.**
The proposed text amendments are consistent with the Master Plan.
- c. **Promotes intent of this Code.**
These amendments will simplify current practices, thus promoting the intent of the Code.
- d. **Corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.**
The proposed amendments reflect changes in policy.
- e. **The extent to which the proposed amendment creates nonconformities.**
These amendments help alleviate nonconformities, not create them.

STAFF RECOMMENDATION:

Based on staff analysis, review of the above standards, and the facts of record, MPC Staff concludes that the recommendation to **APPROVE** these code text amendments is warranted. If approved by City Council, *Article 5* and *Article 6* of the *Shreveport UDC* would be amended, as described within. A majority vote of the MPC Board members present and voting is required to recommend approval to the City Council.

Alternatively, based on information provided at the public hearing, the MPC Board may:

- Deny the proposed code text amendment;
- Deny specific provisions and/or amendments, and approve any subsequent amendments and/or provisions; or
- Modify specific language in the proposed amendment and approve, as modified.

PUBLIC ASSESSMENT: At the July 10, 2024 MPC Public Hearing, no support or opposition was present. No support or opposition was present.

MPC BOARD RECOMMENDATION:

At the July 10, 2024 MPC Public Hearing, the Board voted unanimously to recommend approval of this application.
The Board voted unanimously to recommend approval of this application.

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING JULY 10, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, July 10, 2024 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met in the MPC Conference room prior to the hearing for case manager presentations.

Members Present

Winzer Andrews, Chair
Gabriel Balderas
Rachel Jackson
Fred Moss, IV
Bill Robertson
Harold Sater
Toni Thibeaux
Rose Wilson McCulloch

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Adam Bailey, Community Planning & Design Manager
Reginald Jordan, Zoning Administrator
Emily Trant, Planner II
Kamrin Hooks, Executive Assistant/Planner 1
PeiYao Lin, Community Planner 1
Jomari Smith, Planner

Members Absent

Chris Elbersen

The hearing was opened with prayer by **MS. JACKSON**. The Pledge of Allegiance was led by **MR. MOSS**

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, the City Council. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by MS. JACKSON, seconded by MR. MOSS, to approve the minutes of the June 5, 2024 public hearing as submitted.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ELBERSON

A motion was made by MR. MOSS, seconded by MS. JACKSON, to approve the candidates for the Community Ambassadors.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ELBERSON

A motion was made by MR. MOSS, seconded by MS. JACKSON, to approve the candidates for the Steering Committee.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ELBERSON

PUBLIC HEARING

CASE NO. 24-03-CTAC CODE TEXT AMENDMENT

Applicant: METROPOLITAN PLANNING COMMISSION
Request: Code Text (Ordinance) Amendments to the Shreveport UDC

Representative &/or support: NONE.

Draft

Opposition: NONE.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. SATER to recommend for approval.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, & THIBEAUX Nays: NONE. Absent: Messrs. ELBERSON, BALDERAS, and MOSS, and Meses. JACKSON

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

David Hackney 9660 Railsback Ridge, Shreveport, LA, 71106

Hackney stated that this is a ongoing issue that he has been working on since 2022. He stated that if there was an agreed upon change for the PUD then there should be documents of that. He stated that the owner of the subdivision can not just abide by the PUD requirements and then decide something totally different later. CLARKE stated that staff has listened to transcripts and researched this issue and the MPC staff will email those findings to him.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 5:25 p.m.

Winzer Andrews, Chair

Rachel Jackson, Secretary

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, July 10, 2024 at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA,** for the purpose of considering the following subdivision applications &/or amendments to the City of Shreveport and Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

CASE NO. 24-03-CTAC: UDC CODE TEXT AMENDMENTS. In accordance with Shreveport Unified Development Code (UDC), Article 16, Section 16.1, an application has been submitted by the staff of the Office of the Shreveport Metropolitan Planning Commission of Caddo Parish to consider public comments and testimony regarding certain proposed code text amendments to the Shreveport UDC, amending the following articles, or portions thereof: Article 2. – Definitions and Rules of Measurement; Article 5. – Uses; Article 6. – Use Standards; and Article 7. – On-Site Development Standards, updating definitions and use standards for various housing-type regulations including, but not limited to dwellings above the ground floor, with all provisions included therein.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times